

Conflict of Interest Management Strategy

Council-related Development Applications Policy – applies to all applications lodged from 3 April 2023

This policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development by publishing a Management Strategy containing a Risk Assessment and Management Controls to manage any conflicts.

Note: Green cells denotes selections and responses

Application number:	DA2025/1087
Address:	120 Mona Vale Road Warriewood and Boundary Street Warriewood
Description:	Stage 1 – Community Title subdivision to create 63 residential Lots and 1 Community Lot including associated infrastructure, services and access works including a vehicular bridge in a Council road reserve
Applicant:	Sam Mustaca
Land owner:	Opera Properties Pty Ltd and Northern Beaches Council

council-related development means development for which the council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority)

Conflict of Interest risk assessment

Does a potential conflict of interest exist:	<p>Significant infrastructure, services and access works, including a vehicular bridge on a section of unformed road reserve, Boundary Street, Warriewood to service the proposed subdivision.</p> <p>Due to the scale of the infrastructure works, the Sydney North Planning Panel is the consent authority in accordance with SEPP (Planning Systems) 2021 as Council is the owner of land on which the infrastructure works are to be carried out which have an estimated development cost greater than \$5 Million.</p>	
Phase of development process in which conflict arises:	Preliminary advice - Assessment - Determination - Construction Certificate -	Yes Yes Yes Yes
Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	High High High High
Additional Management Controls:		

Level of Risk

Policy Definitions

Low	Medium	High
See below Determined under delegation by Council staff if not required by	Any application where the <u>Local Planning Panel</u> is the consent	Any application where <u>the Sydney North Planning Panel</u> is the consent

<u>Ministerial Direction to be determined by LPP</u>	<u>authority</u> or where council has resolved to provide a grant	<u>authority</u> or where the CEO determines it high risk
Level of Risk		
		High

Low Risk category

- Advertising signage on council properties.
- Internal fit outs and minor changes to the building façade.
- Internal alterations or additions to buildings that are not a heritage item.
- Council-related development in respect of which council may receive a small fee for the use of their land (such as outdoor dining areas for which fees are or may be payable under legislation).
- Alterations and additions to minor structures in parks and other public spaces (such as shade structures in playgrounds).
- Minor building structures projecting from a building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services).

Management Controls

Policy Controls		
Low	Medium	High
NA	Written records kept of all correspondence with applicant or representative of applicant, all substantial discussions are held in formal meetings which are documented	Written records kept of all correspondence with applicant or representative of applicant, all substantial discussions are held in formal meetings which are documented
Public exhibition 28 days	Public exhibition 28 days	Public exhibition 28 days
Assessed by Council staff	External independent assessment	External independent assessment
Determined by Local Planning Panel unless excluded in Ministerial Directions	Determined by Local Planning Panel	Determined by Sydney North Planning Panel
	External Certification of Construction Certificate	External Certification of Construction Certificate
Additional Controls		

Completed by:



Peter Robinson
Executive Manager Development Assessments

Date: 19/08/25